

GROUND FLOOR RETAIL UNIT/S TO LET.

32 - 34 CHURCH ST •
CONISBROUGH • DONCASTER •
DN12 3HR •



- Ground Floor Retail Premises
- 186.16 Sq M (2,004 Sq Ft)
- Available as s Whole or Split

- Suit Various Uses STPP
- Prominent Location Opposite Sainsburys
- Off Road Parking to the Rear for 4 Cars



FLINT
REAL ESTATE



DESCRIPTION

Ground floor retail unit available as a whole or split. The premises comprise of two areas, each offering a reception and open-plan office space to the rear, with kitchenette & W/C facilities along with on-site parking.

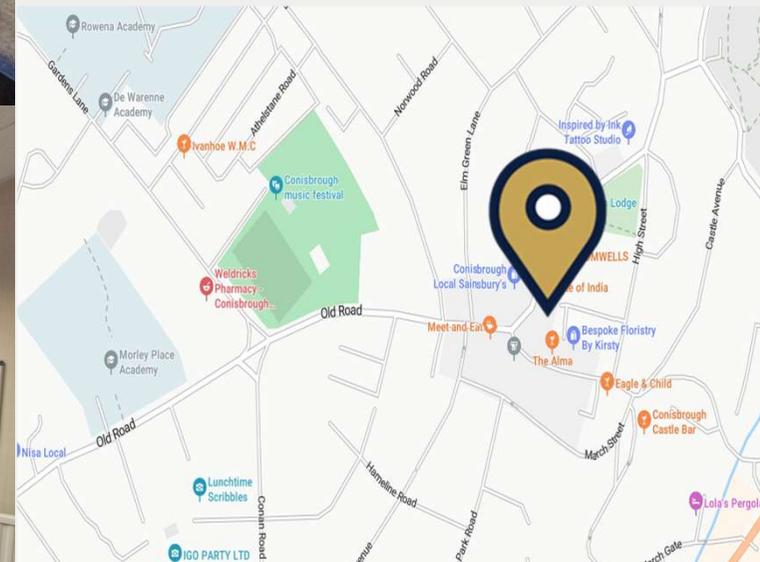
- 186.18 sq m (2,004 sq ft)
- Prominent location
- Glass frontage
- Front reception areas
- Open plan space
- Kitchenette and W/C facilities
- Available as whole or split
- Rear parking



LOCATION

Located on Church St, Conisbrough the premises occupies a prominent location. Nearby occupiers include Sainsbury's, local coffee shops, restaurant and takeaways.

Conisbrough is a small town with full complement of amenities, services and community facilities lying approximately 8 miles to the west of Doncaster City Centre and 8 miles to the east of Rotherham Town Centre providing good connectivity, with convenient access to the A1(M) and wider motorway network.



SAT NAV: DN12 3HR



ROUNDS.INEFFICIENT.PIONEERED



ACCOMMODATION

The building extends to a Net Internal Area of 186.16 Sq M (2,004 Sq Ft)

ASKING RENT

On application.

Please contact the agents for more information.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

Rateable Value: £11,500

This is the rateable value for the property. It is not what is payable in business rates or rent.



SERVICES

Mains services are connected.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Rating: 73 (C)

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



VIEWINGS

By appointment with the Sole Agents below:

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